

A decorative border of small house icons surrounds the central text. The top and bottom borders are continuous rows of 18 icons each. The left and right borders are vertical columns of 18 icons each, with a horizontal line connecting the two columns in the middle.

Michigan State Housing Development Authority

2006 Primary Application for Rental Housing Programs

Mailing Address:
Michigan State Housing Development Authority
735 East Michigan Avenue
PO Box 30044
Lansing, MI 48909



Table of Contents

Location

Application Instructions.....	Page iii
Primary Application for Rental Housing Programs	
Low Income Housing Tax Credit Program	Addendum I
HOME Funds for subsidy.....	Addendum II
Special Need Rental Housing	Addendum III
Multi-Family Housing Direct Lending	Addendum IV
Modified Pass Through Program	Addendum V
Tax Credit Program Calendar	Tab A
Qualified Allocation Plan	Tab B
MSHDA Guidelines for Market Studies.....	Tab C
Level I Environmental Review Requirements	Tab D
Income Limits & Rent Restrictions.....	Tab E
Preliminary Equal Opportunity Plan	Tab F
Counties with Fewer than 100 Tax Credit Units.....	Tab G
Eligible Distressed Areas.....	Tab H
110% of the HUD 221(d)(3) Mortgage Limits.....	Tab I
Qualified Census Tracts and Difficult to Develop Areas	Tab J
Requirements & Procedures for Compliance Monitoring	Tab K
Empowerment Zones / Enterprise Communities / Renewal Communities.....	Tab L
Renaissance Zones	Tab M
County Needs Scores.....	Tab N
Underwriting Standards	Tab O
Affirmative Fair Housing Marketing Plan.....	Tab P
Section 8 Fair Market/HOME Program Rents.....	Tab Q

<u>Table of Contents</u> (continued).....	<u>Location</u>
Uniform Relocation Act General Information Notices	Tab R
Michigan Principal Cities.....	Tab S
HOME Environmental Checklists.....	Tab T
Survey Requirement Language	Tab U
Utility Information by County & Region	Tab V
LIHTC Policy Bulletins	Tab W
Technical Assistance Memorandums (TAMS).....	Tab X
Core Communities	Tab Y
Capital Needs Assessment.....	Tab Z
Trade Payment Breakdown Form.....	Tab AA
Owner-Architect Agreement for Design and Administration Services.....	Tab BB
Site Selection Criteria	Tab CC
Modification to the MSHDA Standard of Design	Tab DD
Surveyor's Certificate of Facts.....	Tab EE
Cool Cities	Tab FF
Michigan Rural Areas	Tab GG
Architect's Certification Verifying use of Michigan-Made Products	Tab HH
HOME Team Advantage Targeting Criteria	Tab II
Certification by Architect	Tab JJ
Requirements for Errors & Omissions Insurance for Architects & Engineers	Tab KK
Individual Financial Statement.....	Tab LL

APPLICATION FILING INSTRUCTIONS

All applications must include one copy of the primary application AND all applicable addenda, exhibits, and documentation. For the Direct Lending Program only, two copies of the application are required.

Competitive Housing Tax Credit applications for 2006 must be received in the Lansing office no later than 5 p.m. on the due date of the appropriate funding round. This includes ALL proposals applying for tax credit, except those that will be financed with the proceeds of tax-exempt bonds and projects that are applying under the Cool Cities holdback. Projects applying under the Cool Cities holdback must be received in the Lansing office no later than 5 p.m. on August 15th. Projects that will be financed with the proceeds of tax-exempt bonds may be submitted at any time.

Applications for the Low Income Housing Tax Credit Program should be submitted to:

Michigan State Housing Development Authority
LIHTC - 4th Floor
735 East Michigan Avenue
P.O. Box 30044
Lansing, MI 48909 *

Applications for the Modified Pass-Through Program may be submitted at any time and should be submitted to:

Michigan State Housing Development Authority
Director of Legal Affairs - 4th Floor
735 East Michigan Avenue
P.O. Box 30044
Lansing, MI 48909 *

Applications for all other programs, including direct loan financing (either taxable or tax-exempt bond programs) and HOME financing for multi-family rental proposals, may be submitted at any time. Applications should be submitted to:

Michigan State Housing Development Authority
Multifamily Housing - 2nd Floor
735 East Michigan Avenue
P.O. Box 30044
Lansing, MI 48909 *

Program Contacts:

Low Income Housing Tax Credit	Norman Harrod	517/373-6007	Harrodn@michigan.gov
Special Needs Rental	Sally Harrison	517/241-1609	harrisonsa@michigan.gov
Multifamily Housing Direct Lending	Marjorie Green	517/373-6880	Greenmarj@michigan.gov
Modified Pass Through Program	Corina Pena Andorfer	517/373-8295	andorferc@michigan.gov

*If submitting via overnight mail, the zip code for MSHDA's street address is 48912